

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 HOTHAM COURT MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,460,000

Property type

House

Suburb

Mont Albert

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 HAWKINS AVENUE MONT ALBERT NORTH VIC 3129	\$1,700,000	25-Feb-25
50 BUNDORAN PARADE MONT ALBERT NORTH VIC 3129	\$1,985,000	01-Mar-25
43 RUSSELL STREET SURREY HILLS VIC 3127	\$1,880,000	22-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 July 2025



**7 HAWKINS AVENUE MONT
ALBERT NORTH VIC 3129**

 4  2  1

Sold Price **\$1,700,000** Sold Date **25-Feb-25**

Distance **0.66km**



**50 BUNDORAN PARADE MONT
ALBERT NORTH VIC 3129**

 3  2  1

Sold Price **\$1,985,000** Sold Date **01-Mar-25**

Distance **0.32km**



**43 RUSSELL STREET SURREY
HILLS VIC 3127**

 4  2  1

Sold Price **\$1,880,000** Sold Date **22-Mar-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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